

**CONSTRUCTION MANAGER-AT-RISK**  
**Agreement Form Exhibits**  
Section 00500CMR.AUS

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**Exhibit 1**  
**Site Plan**

**[See attached.]**

The Site Plan is to be added as an attachment to the Agreement during contract development/execution.

SAMPLE

**Exhibit 2  
Project Schedule**

**[See attached.]**

This is the Project Schedule submitted by the Contractor. This is to be added as an attachment to the Agreement during contract development/execution.

SAMPLE

**Exhibit 3**  
**List of CM Key Staff/Personnel and List of Subcontractor/Subconsultant Key Staff/Personnel**

[Construction Manager-at-Risk's Firm Name] (Prime)

Position	Name

[Subcontractor/Subconsultant's Firm Name]

Position	Name

This is a list of the Contractor's and Subcontractors'/Subconsultants' project Key Staff/Personnel (identified by name). This is to be added as an attachment to the Agreement during contract development/execution.

**Exhibit 4**  
**CM's Supervisory and Administrative Personnel Cost Schedule**

POSITION	LOADED HOURLY RATE
POSITION	LOADED HOURLY RATE
POSITION	LOADED HOURLY RATE

This is a list of all the Contractor's project staff and approved loaded hourly rates. This is to be added as an attachment to the Agreement during contract development/execution.

SAMPLE

**Exhibit 5**  
**CM's General Conditions Costs Schedule**

**[See attached.]**

This is the General Conditions Costs Schedule submitted by the Contractor. This is to be added as an attachment to the Agreement during contract development/execution.

SAMPLE

**Exhibit 6**  
**GMP Proposal Requirements, Guidelines, and Templates**

The following attachments provide the requirements, guidelines, and templates for GMP Proposal development and submission for the contract.

- Attachment A, Guidelines to Prepare the Estimated Cost of the Work, GMP Proposal - Construction Trades Package: Guidelines and requirements for the GMP package.
- Attachment B, Standard Schedule of Values Format: Format for submission of Schedule of Values.
- Attachment C1, GMP Proposal: GMP proposal template for projects with a single GMP submission.
- Attachment C2, The Cost of the Work, GMP Proposal, Including Construction Trades Package: GMP proposal template for projects with a single GMP submission.
- Attachment D1, Partial GMP Proposal: GMP proposal template for projects with partial/multiple GMP submissions.
- Attachment D2, The Cost of the Work, Partial GMP Proposal, Including Construction Trades Package: GMP proposal template for projects with partial/multiple GMP submissions.

The Exhibit 6 documents are the requirements, guidelines, and templates for the development and submission of GMPs under the contract. These exhibits will also be added as an attachment to the Agreement during contract development/execution.

**Exhibit 6 Attachment A**  
**Guidelines to Prepare the Estimated Cost of the Work**  
**GMP Proposal - Construction Trades Package**

The proposed Cost of the Work will be developed as specified in Article 7 of the Agreement and as set out herein.

The Stipulated Sum proposal must be submitted in a binder and entitled, "Proposal for the Cost of the Work for \_\_\_\_\_ Project, CIP I.D. \_\_\_\_\_ and must include a date on the cover. Proposal pages must be numbered. Proposals must include all specified items shown on Attachment A and Attachment B. Sections must be divided by tabs for ease of reference. Please include:

- transmittal letter
- table of contents

**Tab 1** Executive Summary – brief general summary

**Tab 2** A list of Drawings, Specifications, Digital Files, and any other Contract Documents upon which the Competitive Sealed Proposals and/or bids were received.

**Tab 3** Description of Variations, Substitutions proposed to the Drawings and Specifications

- Specification listing – provide a detailed listing of Specifications by division and section, which describes exclusions, substitutions, modifications, etc. If no changes are proposed for a particular section, insert "as per specifications"
- Assumptions and Clarifications– a narrative summary of all qualifications and assumptions included in the Specification listing
- Exclusions – a summary of all exclusions included in the Specification listing, plus any exclusions not related to the Specifications
- Value Engineering recommendations – if applicable
- Allowance Schedule – if applicable

**Note: The Inclusion of any items that are either non-responsive or that conflict with or attempt to amend the substantive provisions of the Contract Documents will be rejected and the GMP Proposal may also be summarily rejected. This section should not be seen as an opportunity to attempt to amend the CM Agreement.**

**Tab 4** Cost of the Work Proposal Cost Breakdown:

- Estimated Cost of the Work shall be broken down into the standard 16 CSI Divisions and such sections as directed by the Owner prior to the submission of the GMP Proposal
- Cost breakdown will be a lump sum for each Division and section with information on proposed subcontractors and pricing supporting such costs.

**Tab 5** Progress Schedule

- The Progress Schedule for the GMP Proposal must include detailed activities for all events and milestones included in Construction Phase.
- Additionally, the Progress Schedule update must include detailed, logic driven activities for all Construction Phase activities
- All paths in the Progress Schedule must lead to milestone activities to ultimately achieve Substantial Completion on or before the Milestone for Substantial Completion.
- The Progress Schedule must be provided in hard copy form in the binder and also in an electronic format attached to the binder.

**Tab 6** M/WBE or DBE Compliance Plan

- Note: Identify all M/WBE or DBE Subcontractor participants being recommended. All M/WBE or DBE participation for Amendment No. 1 and any subsequent additional Construction Trade Packages will be included in the Compliance Plan and Final Compliance Plan.
- M/WBE or DBE Subcontractor Letters of Intent
- M/WBE or DBE Subcontractor Subcontracts

**Exhibit 6 Attachment B**  
**Standard Schedule of Values Format (as Applicable)**

*Delete these Instructions before submitting information: Cost of Work -- Expand each Division listed below by including a separate listing for each of the technical Specification sections contained in the Drawings and Specifications and including: (1) a Stipulated Sum for each Section; (2) a total for each Division; and (3) a total for all Divisions, which, when all added together, will be the total of all recommended Competitive Sealed Proposals or bids. (Add and delete as appropriate)*

Schedule of Values			
A	B	C	D
CSI Section	Work Breakdown Structure	CSI Description of Work / Subcontractor Name / Specification Section	Initial Proposal Line Item Value
		Division 1 – Not included in <b>00300CMR A1</b> or <b>00300CMR A2</b>	\$
		Division 2 – Sitework	\$
		Division 3 – Concrete	\$
		Division 4 – Masonry	\$
		Division 5 – Metals	\$
		Division 6 – Woods & Plastics	\$
		Division 7 – Thermal & Moisture Protection	\$
		Division 8 – Doors & Windows	\$
		Division 9 – Finishes	\$
		Division 10 – Specialties	\$
		Division 11 – Equipment	\$
		Division 12 – Furnishings	\$
		Division 13 – Special Construction	\$
		Division 14 – Special Systems	\$
		Division 15 – Mechanical	\$
		Division 16 – Electrical	\$
<b>Total sum of all Proposals recommended</b>			\$



**Exhibit 6 Attachment C1  
GMP Proposal**

This GMP Proposal is presented to the City of Austin (the "Owner") by \_\_\_\_\_ (the "Construction Manager at Risk" or "CM") pursuant to the Construction Manager at Risk Agreement between the City of Austin, Texas, as Owner, and \_\_\_\_\_ of \_\_\_\_\_, as CM, entered into on \_\_\_\_\_ 20\_\_\_\_, for construction management and associated services required for the \_\_\_\_\_ Project.

WHEREAS, CM and Owner have previously approved a Stipulated Sum for the performance of the Pre-Construction Phase Services, a Construction Manager Fee, and a Stipulated Sum for the performance of the General Conditions; and

WHEREAS, in compliance with the Agreement, CM is presently submitting its GMP Proposal, including the a Proposal for all remaining services and the Cost of the Work, with a Construction Trades Package, including related Subcontractor Buyouts for the Project, in accordance with the Contract Documents and reasonably inferable there from.

WHEREAS, the capitalized terms included herein have the same meanings as set forth in the Contract Documents,

NOW THEREFORE, on the basis of the analysis, investigations, reports and other work process and product developed in the Preconstruction Phase, CM hereby submits this Proposal for the completion of the Scope of Work, including a proposed Guaranteed Maximum Price.

1. The Cost of the Work for the GMP will be \$\_\_\_\_\_, as developed and described in Attachments A and B;
2. The Construction Contingency for the GMP is \$\_\_\_\_\_;
3. The General Conditions Stipulated Sum for the Work is the amount of \$\_\_\_\_\_;
4. The CM Fee for the Work is \$\_\_\_\_\_, based on the percent of \_\_\_\_\_% multiplied by the Cost of the Work for GMP 1; **(Percentage fee may not be used for Federally-funded projects.)**
5. An Allowance for \_\_\_\_\_ included in this Amendment in the amount of \$\_\_\_\_\_; and

Accordingly, the Guaranteed Maximum Price for the Project, which is the sum of items 1 through 5 above will be \$\_\_\_\_\_, upon execution of Work Authorization Amendment No. 1.

All sections and articles of the Agreement and any Amendments thereto, apply to this Proposal, except as specifically revised by the provisions herein.

**EXECUTED** in multiple counterparts on \_\_\_\_\_, 20\_\_\_\_.

CM warrants that all necessary corporate acts have been taken to authorize the execution of this GMP Proposal and to bind CM under this and any related resulting documents.

By: \_\_\_\_\_  
Authorized Signature

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Exhibit 6 Attachment C2**  
**The Cost of the Work**  
**GMP Proposal - Including Construction Trades Package**

We hereby submit to the City, pursuant to the provisions of Article 7 of the 00500CMR Construction Manager-at-Risk Agreement by and between the City and the Construction Manager dated \_\_\_\_\_, 20\_\_\_\_ (the "Agreement"), a Guaranteed Maximum Price for the \_\_\_\_\_ Project, based upon the information, analysis, findings, and reports developed during the Preconstruction Phase and the requirements of the Contract Documents developed for the Project, as follows:

	<b>Description</b>	<b>Amount</b>
1	The Cost of the Work, including the Construction Trades Package:  <i>Delete these Instructions before submitting information: Provide detailed breakdown by Project element on the attached Schedule of Values for the Work included in the Construction Trades Package.</i>	\$
2	The Construction Contingency:	\$
3	Allowances:	\$
4	The General Conditions Stipulated Sum as set forth in form 00500CMR:	\$
5	CM's Fee (____%) multiplied by the Cost of the Work <b>or <u>Lump Sum Fee:</u></b>  <i>Delete these Instructions before submitting information: If the project is Federally-funded, percentage fee may not be used.</i>	\$
	<b>Total GMP:</b>	\$

**Exhibit 6 Attachment D1  
Partial GMP # Proposal  
for \_\_\_\_\_ Project**

This Partial GMP 1 Proposal is presented to the City of Austin (the "Owner") by \_\_\_\_\_ (the "Construction Manager-at-Risk" or "CM") pursuant to the Construction Manager-at-Risk Agreement between the City of Austin, Texas, as Owner, and \_\_\_\_\_ of \_\_\_\_\_, as CM, entered into on \_\_\_\_\_, for construction management and associated services required for the \_\_\_\_\_ Project.

WHEREAS, CM and Owner have previously approved a Stipulated Sum for the performance of the Preconstruction Phase Services, a Construction Manager Fee, and a Stipulated Sum for the performance of the General Conditions; and

WHEREAS, in compliance with the Agreement, CM is presently submitting its Partial Guaranteed Maximum Price Proposal for a designated portion of the \_\_\_\_\_ Project. Partial GMP 1 includes Work Package \_\_\_\_\_ including the Cost of the Work for those Work Packages, including related Subcontractor Buyouts, in accordance with the Contract Documents and reasonably inferable there from.

WHEREAS, the capitalized terms included herein have the same meanings as set forth in the Contract Documents,

NOW THEREFORE, on the basis of the analysis, investigations, reports and other work process and product developed in the Preconstruction Phase, CM hereby submits this Guaranteed Maximum Price Proposal for Work Package \_\_\_\_\_ for the completion of this designated Scope of Work.

1. The Cost of the Work for GMP 1 will be \$\_\_\_\_\_, as developed and described in Attachments A and B;
2. The portion of the Construction Contingency allocated for Partial GMP 1 is \$\_\_\_\_\_;
3. The portion of General Conditions Stipulated Sum allocated for Partial GMP 1 is \$\_\_\_\_\_;
4. The CM Fee for the Work associated for Partial GMP 1 is \$\_\_\_\_\_, based on the percent of \_\_\_\_\_% multiplied by the Cost of the Work for GMP 1; **(Percentage fee may not be used for Federally-funded projects.)**
5. An Allowance for \_\_\_\_\_ included in this Amendment in the amount of \$\_\_\_\_\_; and **(if applicable)**

Accordingly, the Partial Guaranteed Maximum Price associated with Work Authorization Amendment No. 1 is \$\_\_\_\_\_.

All sections and articles of the Agreement and any Amendments thereto, apply to this Proposal, except as specifically revised by the provisions herein.

**EXECUTED** in multiple counterparts on \_\_\_\_\_, 20\_\_.

CM warrants that all necessary corporate acts have been taken to authorize the execution of this GMP 1 Proposal and to bind CM under this and any related resulting documents.

By: \_\_\_\_\_  
Authorized Signature

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Exhibit 6 Attachment D2**  
**The Cost of the Work**  
**Partial GMP # Proposal**  
**For \_\_\_\_\_ Project**

We hereby submit to the City, pursuant to the provisions of Article 7 of the 00500CMR Construction Management-At-Risk Agreement by and between the City and the Construction Manager dated \_\_\_\_\_ (the "Agreement"), a Partial Guaranteed Maximum Price 1 for the \_\_\_\_\_ Project, Work Package \_\_\_\_\_, based upon the information, analysis, findings, and reports developed during the Preconstruction Phase and the requirements of the Contract Documents developed for the Project, as follows:

	Description	Amount
1	The Cost of the Work for GMP 1, including the Work Package _____:  <i>Delete these Instructions before submitting information: Provide detailed breakdown by Project element on the attached Schedule of Values for the Work included in the Construction Trades Package.</i>	\$
2	Construction Contingency for the Cost of the Work associated with GMP 1:	\$
3	Allowances associated with GMP 1:	\$
4	The portion of General Conditions Stipulated Sum as set forth in form 00500CMR for the Work associated with GMP 1:	\$
5	CM's Fee (____%) for the Work associated with GMP 1:  <i>Delete these Instructions before submitting information: If the project is Federally-funded, percentage fee may not be used.</i>	\$
	<b>Total through Work Authorization Amendment No. 1 for GMP 1:</b>	\$

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**Exhibit 8**  
**Agreement Clarifications**

**[See attached.]**

These are any documented clarifications or modifications to the contract documents from the solicitation documents stemming from contract negotiations (if applicable). This is to be added as an attachment to the Agreement during contract development/execution.

SAMPLE

**Exhibit 9**  
**CM's Preconstruction Phase Fee Breakdown**

**[See attached.]**

This is the Preconstruction Phase Fee Breakdown (proposal/workplan) submitted by the Contractor. This is to be added as an attachment to the Agreement during contract development/execution.

SAMPLE

**Exhibit 10**  
**MBE/WBE or DBE Compliance Plan**

**[See attached.]**

This is the SMBR approved MBE/WBE or DBE Compliance plan submitted by the Contractor. This is to be added as an attachment to the Agreement during contract development/execution.

If the project has no federal funding and will be solicited under with the standard MBE/WBE Procurement Program requirements, select the MBE/WBE option. If the project has federal funding and will be solicited under with DBE Procurement Program requirements, select the DBE option.

SAMPLE